

WARRANTY DEED

17925 Joint Tenancy

37-0-35✓
38-216

KNOW ALL MEN BY THESE PRESENTS,

That RENE J. MARTIN and LAURA V. MARTIN, both of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by MICHAEL J. BOUCHARD and COLETTE A. BOUCHARD, both of Waterville, County of Kennebec and State of Maine and whose mailing address is Grove Street Trailer Park, #13, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MICHAEL J. BOUCHARD and COLETTE A. BOUCHARD, as joint tenants and not as tenants in common, their heirs and assigns forever,

TRANSFER
TAX
PAIDPARCEL 1:

A certain lot or parcel of land situated on the southerly side of Pare Street, formerly Williams Street, in said City of Waterville, more particularly bounded and described as follows, viz:

Beginning at an iron pin in the southerly line of Pare Street twelve (12) feet westerly of the northeast corner of Lot No. Two Hundred and Four (204) on Plan of Gilman Park; thence southerly at right angles to the southerly line of Pare Street a distance of One Hundred (100) feet to the rear line of said Lot No. Two Hundred and Four (204); thence westerly at right angles in the southerly line of Lot No. Two Hundred and Four (204) and Two Hundred and Five (205) on said Plan of Gilman Park a distance of forty-seven (47) feet; thence northerly at right angles a distance of one hundred (100) feet to the southerly line of Pare Street; thence easterly at right angles in the southerly line of Pare Street and in the northerly lines of Lots No. Two Hundred and Five (205) and Lot No. Two Hundred and Four (204) a distance of forty-seven (47) feet to the point of beginning.

Meaning and intending to convey the Twenty-Three (23) feet of the westerly part of Lot No. Two Hundred and Four (204) and Twenty-four (24) feet from the easterly part of Lot No. Two Hundred and Five (205) on said Plan of Gilman Park. Said Plan of Gilman Park was made for Frazier Gilman by Green and Wilson June 5, 1920 to which reference is made. Said parcel of land being a part of the lots conveyed to Alfred J. Carey by deed of Zoe Breard dated August 11, 1937 and recorded in Book 734, Page 282 of the Kennebec County Registry of Deeds.

Being the same premises conveyed to Rene J. Martin and Laura V. Martin by Warranty Deed from Philip J. Bard and Christine I. Bard dated July 21, 1964 and recorded in the Kennebec Registry in Book 1347, Page 81.

PARCEL 2:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine situated on the southerly right of way line of Pare Street, formerly Williams Street, at a point in the northwest corner of premises owned by the within grantees; thence in a general westerly direction along the southerly right of way line of Pare Street, formerly Williams Street, a distance of twenty-three (23') feet to a point; thence at right angles and in a general southerly direction a distance of one hundred (100') feet to a point; thence in a general easterly direction in a line parallel to and one hundred (100') feet distant from the southerly right of way line of Pare Street a distance of twenty-three (23') feet to a point; thence in a general northerly direction along property owned by the grantees herein to the point of beginning.

Being the same premises conveyed to Rene J. and Laura V. Martin by Warranty Deed from Alfred J. Carey dated September 13, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2728, Page 175.

To Have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **MICHAEL J. BOUCHARD** and **COLETTE A. BOUCHARD**, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **RENE J. MARTIN** and **LAURA V. MARTIN**, joining in this deed as Grantors, relinquishing and conveying all rights by descent and all other rights in the above described premises have hereunto set our hands and seals this 15th day of August, 1986.

Signed, Sealed and Delivered
in the presence of

Cathy Hirschfeld

Rene J. Martin
RENE J. MARTIN

Cathy Hirschfeld

Laura V. Martin
LAURA V. MARTIN

STATE OF MAINE
COUNTY OF Kennebec

August 15, 1986

Personally appeared the above named Rene J. Martin and Laura V. Martin and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Cathy R. Hirschfeld
Notary Public
(Cathy R. Hirschfeld) Print Name



RECEIVED KENNEBEC SS.

1986 AUG 18 AM 9:00

RECORDED FROM ORIGINAL